143.0	0005	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,000 / 851,000
					USE VALUE:	851,000 / 851,000
					ASSESSED:	851,000 / 851,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TRAFFORD STUART & ALEXANDRA	
Owner 2:		
Owner 3:		
Street 1:	47 PINE RIDGE RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	DANYLIK WILLIAM--ETAL -
Owner 2:	DANYLIK MARY -
Street 1:	47 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,276 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 2952 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5276.000	384,700	3,700	462,600	851,000
Total Card	0.121	384,700	3,700	462,600	851,000
Total Parcel	0.121	384,700	3,700	462,600	851,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.28 | /Parcel: 288.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	92848
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0005-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	384,700	3700	5,276.	462,600	851,000	851,000	Year End Roll	12/18/2019
2019	101	FV	293,600	3700	5,276.	433,700	731,000	731,000	Year End Roll	1/3/2019
2018	101	FV	303,300	3700	5,276.	358,500	665,500	665,500	Year End Roll	12/20/2017
2017	101	FV	303,300	3700	5,276.	329,600	636,600	636,600	Year End Roll	1/3/2017
2016	101	FV	303,300	3700	5,276.	300,700	607,700	607,700	Year End	1/4/2016
2015	101	FV	286,400	3700	5,276.	294,900	585,000	585,000	Year End Roll	12/11/2014
2014	101	FV	286,400	3700	5,276.	274,100	564,200	564,200	Year End Roll	12/16/2013
2013	101	FV	286,400	3700	5,276.	260,800	550,900	550,900		12/13/2012

!11114!

PRINT

Date	Time
12/11/20	01:19:12

LAST REV

Date	Time
11/19/19	15:00:24
jorourke	
11114	

USER DEFINED

Prior Id # 1:	92848
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANYLIK WILLIAM	73406-430		10/4/2019		860,000	No	No		
GLADWIN LAWRENC	23304-414		6/15/1993		217,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/1999	206	Addition	51,500					12X20 2 STY ADDITI

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
4/21/2009	Inspected	189	PATRIOT
2/3/2009	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	270	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5276		Sq. Ft.	Site		0	80.	1.10	9									462,625						462,600	

Total AC/HA: 0.12112 | Total SF/SM: 5276 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 462,625 | Spl Credit | Total: 462,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:			
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20031440
Const Adj.:	0.99989998
Adj $ / SQ:	150.024
Other Features:	90200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	472574
Depreciation:	87899
Depreciated Total:	384675

COMMENTS

OF=XTRA SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

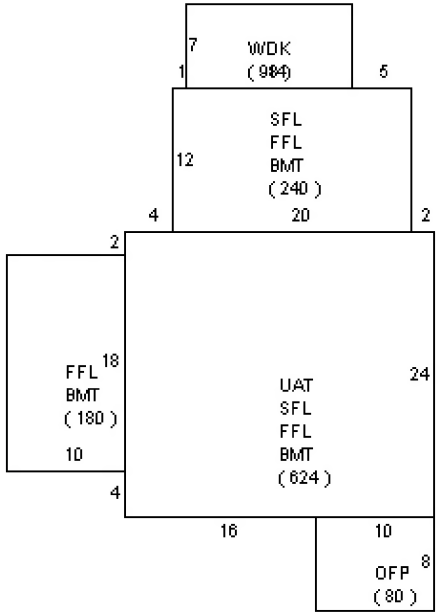
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	150.02
Special Features:	0	Val/Su Net:	117.07
Final Total:	384700	Val/Su SzAd	201.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	78.760	82,228
FFL	First Floor	1,044	150.020	156,625
SFL	Second Floor	864	150.020	129,621
UAT	Upper Attic	156	60.010	9,362
WDK	Deck	98	16.000	1,568
OFP	Open Porch	80	37.120	2,970

Net Sketched Area:	3,286			Total:	382,374
Size Ad	1908	Gross Are	3754	FinArea	2952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0005-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	F	AV	1940	23.73	T	40	101			3,100			3,100
19	Patio	D	Y	1	16X16	A	AV	1950	3.71	T	40.8	101			600			600

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700